



ZONING MODERNIZATION

CITY OF WEST SACRAMENTO PLANNING COMMISSION

AUGUST 3, 2017



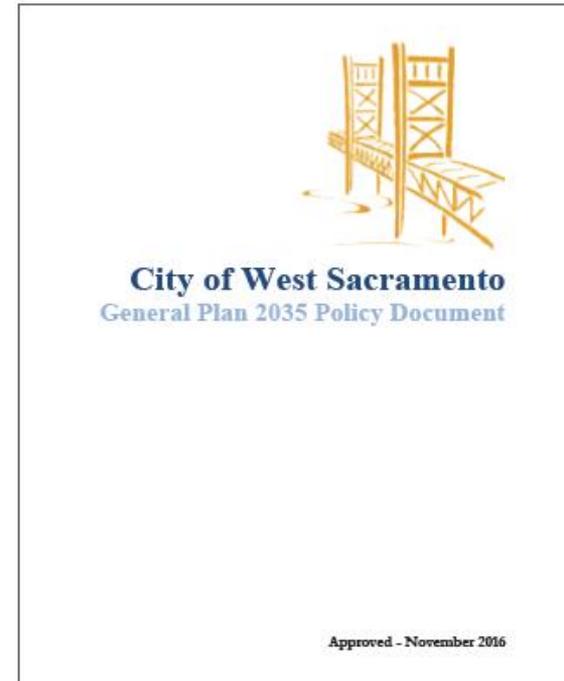
AGENDA

- The Project: Overview of Approach and Process
- Introduction to Zoning and the Zoning Code Modernization Project
- Discussion



CITY OF WEST SACRAMENTO ZONING MODERNIZATION

- **Comprehensive update** of the Zoning Ordinance, creating a **concise and user-friendly** set of regulations that will implement the **General Plan's** vision for neighborhood preservation and enhancement, economic development, environmental sustainability, and community health.



PROJECT OVERVIEW

- Research, Analysis, and Assessment
- Issue Identification and Zoning Ordinance Evaluation
- Zoning Ordinance Framework
- Draft regulations for public review:
 - Zoning District Regulations
 - Special Development Standards
 - Administration and Enforcement, Definitions, and General Provisions
- Public Review of Draft Zoning Ordinance
- Revisions, Hearings, and Adoption
- Online Zoning Ordinance

PUBLIC PARTICIPATION

- Approach:
 - Multi-faceted—Reaching a broad spectrum of the community
 - Informational—Enriching feedback through education
- Components:
 - Workshops/study sessions
 - Code-user interviews
 - Decision-maker consultation and check-ins
 - Meetings with various community groups
 - Project website
 - Outreach toolkits



TYPES OF ZONING

Types	Description
<i>Euclidian (most common)</i>	Separates the city into districts/zones where certain uses and intensities are specified
<i>Incentive</i>	Relaxes certain requirements in exchange for amenities (e.g. the proposed height/FAR bonus)
<i>Performance-Based</i>	Applies of objective and quantifiable standards to reduce impacts and promote land use compatibility
<i>Physical Form-Based</i>	Prescribes design of buildings and street typologies (typically through generic prototypes/illustrations)
<i>Hybrid</i>	Combines physical and performance regulations into conventional zoning to create a character-based or contextual ordinance

PURPOSE OF ZONING

- Implement the General Plan
- Minimize the adverse effects that buildings or using one property can have on neighbors
- Encourage optimal land use and development patterns and activities within a community, as expressed in planning policies
- Achieve economic and fiscal sustainability

WHAT ZONING CAN DO

- Use Regulations
 - What uses are permitted, subject to specific standards, or prohibited
- Development and Design Standards
 - Reflect the desired character of the community
- Performance Standards
 - Address land use compatibility
- Predictability
 - Assurance of potential development

WHAT ZONING CANNOT DO

- Dictate Architectural Design
 - Zoning can improve physical character with respect to building envelope
- Regulate Free Market
 - Cannot determine exact mix of tenants in private development
- Establish Land Use Policy
 - Zoning is an implementation tool

MEETING WEST SACRAMENTO'S NEEDS

- Zoning should **perform** - it should **implement** the City's planning policies;
- Zoning should be **positive** and **design** friendly;
- Community character, particularly in neighborhoods, should be **respected**;
- Zoning must **recognize economic reality**; and
- Zoning must reflect a willingness to **rethink traditional assumptions**, not only about what gets built but also with respect to the review and approval process.

USER'S PERSPECTIVES OF ZONING

- Applicants
 - Rules that City follows, timeframe for decision making, types of relief that may be requested, neighbors concerns in process?
- Design Professionals
 - Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc.)
- Planning Staff and City Officials
 - Flexibility to respond to community concerns, implement the General Plan, reconcile competing priorities, protect City's character and environmental resources
- Residents & Business Owners
 - What can be built, how long will it take, process for community input, flexibility, getting a final answer

TRADEOFFS WITH ZONING

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation



PROJECT OBJECTIVES

- To craft a new Zoning Ordinance that:
 - Is consistent with and implements the General Plan, *including those that support mixed-use development*
 - Promotes high quality design *through clear and effective regulations*
 - Uses clear, modern terms and definitions
 - Establishes a clear permitted process, *increasing efficiency and predictability*
 - Is consistent with State and Federal law
 - Is clear, concise, understandable, and easy to use



City of West Sacramento
General Plan Policy Document

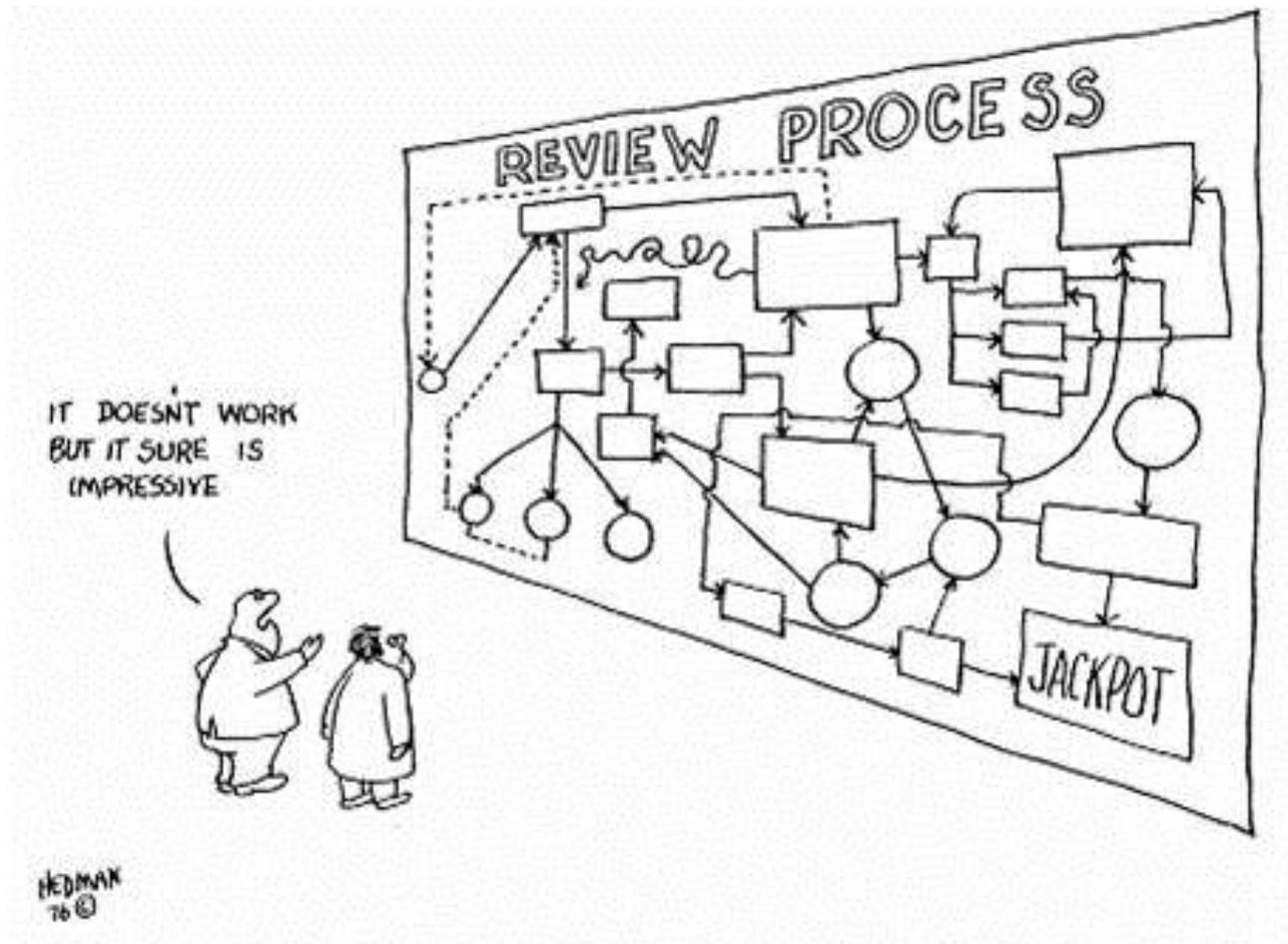
KEY ISSUES

- User-friendliness
 - Use a logical organization, clear language, consistent expression, navigation tools, and illustrations
- Differences in character and context
 - Use building form and site design standards to promote the character of individual areas
- Use regulation
 - Reflect modern uses, current development practices, and State and federal law
- Mobility and parking regulations
 - Update parking regulations, considering changes in transportation systems and the effects on mobility needs and parking demand
- Sustainability and the Climate Action Plan
 - Integrate sustainability principles throughout the zoning regulations
- Online Zoning Ordinance
 - Improved and interactive on-line Zoning Ordinance

ANALYSIS OF STANDARDS

- Sample projects and field trips
- Are the City's standards doing the job?
- What new standards are needed? Will they impose unnecessary costs on development?
- How to address design?
 - Standards
 - Criteria
 - Guidelines

STREAMLINING PERMITTING PROCESS



DISCUSSION

- What is effective in the current regulations?
 - What ***should not*** change?
- What is not effective in the current regulations?
 - What ***should*** change?
- Do the ***physical development standards*** promote appropriate development?
- Are the ***use regulations*** effective in keeping out undesirable uses, but also letting in desired ones?
- How well do the ***administrative procedures*** work?
 - Are there decisions that require a Planning Commission hearing action that could be made at the Staff level?
- ***Other*** thoughts and observations for the Zoning Modernization?